

These are DRAFT Minutes and may be amended when presented for adoption at the next meeting of Council

Cyngor Cymuned Blaenhonddan Blaenhonddan Community Council

Minutes of the Monthly Meeting of Council held on Monday 16 February 2026 at 6.30 pm in the Cadoxton Community Centre, Neath and Online

Presiding Councillor H Harry
Present In Person - Councillors G T Morgan, W Griffiths, J Hutchings, G Morgan, C Lewis, J Betts, J Griffiths, J Hale, C Heath, A Burton
Online – Councillor C Williams
30 Members of the Public in person and 4 online
Apologies Councillors R Lewis, A M Broom, C Parry

5971 Chair's Statement

The Chair read a statement reminding Members of their obligations under the Code of Conduct and the Council's Standing Orders.

5972 Declarations of Interest

There were no declarations of interest at the start of the meeting.

5973 Matters Raised by Members of the Public

The Chair welcomed members of the public who were in attendance to discuss the Pre Application Consultation submitted by Asbri Planning regarding the Development of up to 250 dwellings at Leiros Parc Bryncoch. She suggested to Members that the agenda item to deal with this matter be brought forward to follow the Public Item. RESOLVED accordingly by Council.

Following legal advice, the Chair invited the Clerk to make a statement, for the benefit of all present, with regard to the position of Members of Council who are also Members of NPT CBC, to the effect that they cannot participate in discussions or voting on this matter, so that they are free to participate on any discussions that arise if the matter is considered by NPT CBC. RESOLVED noted.

Members of the public addressed Council, expressing significant concerns about the proposals publicised by Asbri Planning on behalf of their client, the Codi Group, which may be summarised under the following headings -

- Publicity by Asbri Planning
- Impact on wider communities
- Social housing aspirations of the development
- Inadequacy of Daphne Road

- Likely difficulty in meeting active travel aspirations
- Deficiencies of traffic modelling
- Increased traffic congestion
- Lack of contact with Gilfach Quarry
- Scale and Layout of proposals given the elevated location having a detrimental impact on existing properties
- Impractical drainage proposals given infiltration difficulties
- Loss of biodiversity and an area supporting wildlife
- Loss of informal recreation area and effect on mental health of users
- Concerns regarding the “emergency access”
- Pressure on local service – schools, health, etc.

Following lengthy and pertinent representations and a summary of written views received by the Clerk, the public were thanked for their contributions and were invited to remain and listen to the Members debate.

5974 Pre Application Consultation on Development at Leiros Parc Bryncoch

The Clerk provided a factual report to Members outlining the responses previously submitted by Council on an earlier pre-application consultation, a formal planning application subsequently withdrawn and the RLDP Candidate Site consultation undertaken in 2022 by NPT CBC. He referred to the previously circulated link to the current consultation on the Asbri website and indicated that it was available for scrutiny if Members wished. Members noted the comments previously received from the public and Council’s own representations in the past. Following further comments, they took the view that circumstances had not changed and, in some cases, had deteriorated.

Therefore, RESOLVED that Council object to the proposed development of the Leiros Parc Development Site in view of its consistent objections and concerns expressed, as –

- it is situated in an elevated position, has extensive landscape and informal recreational value
- there are substantive drainage and biodiversity issues
- it would be served by the A474 which cannot safely accommodate additional traffic particularly in the Neath direction, and there are significant traffic circulation issues associated with the site itself and with Daphne Road as a primary access
- such a large development would place significant demands on a range of local services which are already under pressure.

Further RESOLVED that Council note that 4 Members of Council took no part in discussions and abstained during a vote on this matter, in view of their dual membership of NPT CBC.

(Councillors C Lewis and A Burton left the meeting at this juncture)

5975 Minutes of the Monthly Meeting held on 19 January 2026

RESOLVED that the Minutes of the Monthly Meeting of Council held on 19 January 2026 be confirmed as a correct record.

5976 Matters Arising

Further to Minute 5953 relating to an additional light outside Owain Glyndwr Community Centre, the Clerk advised Members that following discussions with the Council's electrician, it was deemed inappropriate to install a new light but that the situation should be monitored. RESOLVED noted.

5977 Financial Matters – February 2026

RESOLVED that the Clerk's report on payments and transfer of funds in February 2026 be approved.

5978 Planning Applications – January 2026

RESOLVED no objection to the following applications, subject to the views of the NPT CBC arboricultural officer –

P2026/0039	Work to TPO Tree	15 Dyffryn Woods Bryncoch
P2026/0070	Work to TPO Tree	38 Rowan Tree Close Bryncoch

5979 Community Centre Management

The Clerk advised Members that Water Management Risk Assessments had been undertaken at all the Council's premises in 2021 and that there was a need to review these given the passage of time and changes which had occurred. Furthermore, quarterly checks had indicated that some issues had been identified at Cilfrew Community Centre, which necessitated water sampling. The cost of the work had been quoted by the Council's consultants and were made known to Members. RESOLVED that the need for the Risk Assessments and Water Sampling be acknowledged, that MSS Water be commissioned to complete the work and that a further report be submitted to Council in due course.

5980 Police Matters

The Clerk indicated that he had reported some anti-social behaviour at Cadoxton Park to the Police and that this was being investigated. Members were made aware of parking issues near the entrance to Bryncoch RFC during a recent derby match. RESOLVED that the reports be noted, and that the PCSO be asked to have a discussion with Bryncoch RFC.

5981 Reports from Outside Bodies

RESOLVED that the following be noted -

- There were no reports from the NPT CBC Liaison Forum.
- Councillor J Hale indicated that she would report on a One Voice Wales meeting at the next Council

- Councillor C Heath indicated that she had made contact with the Governing Body at Cilffriw Primary School and would be meeting the Chair and Head in the near future. There were no other Governing Body reports.

5982 Festivals Committee, 09 February 2026

RESOLVED that the Minutes of the Festivals Committee on the 09 February 2026 be adopted.

5983 Casual Vacancy, Cadoxton Ward

The Clerk advised that Councillor N Hutchings had tendered his resignation due to a change in personal circumstances and, therefore, that a Casual Vacancy in the Cadoxton Ward had arisen. He confirmed that the Notice of Vacancy had been published and outlined the timescale for dealing with the matter. RESOLVED that the Clerk's report be noted and that Members be advised of progress in due course.

5984 Capital Programme Schemes

Further to Minute 5960 of Council on 19 January 2026, the Clerk outlined progress to date on individual schemes. RESOLVED that –

- Further investigation of drainage expertise be sought in respect of Cadoxton Park and Cilfrew Community Centre
- Options for a ramp up to Waunceirch Playing Fields be investigated
- The Chair to review the kitchen proposal submitted for Cilfrew Community centre to facilitate progress by the Clerk
- No action be taken in respect of hot water dispensers at 3 community centres
- A meeting of the Environment Committee be convened to discuss as yet undefined potential schemes.

5985 Further Agenda Items

RESOLVED that the following agenda items be deferred for consideration at the next meeting of Council –

- Presentation on Potential Allotment Development Sites
- Draft Dignity at Work – Bullying and Harassment Policy
- Draft Member/Officer Protocol

5986 Public and Press

RESOLVED that further to Subsection (1) of Section 2 of the Public Bodies (Admission to Meetings) Act 1960, the public and press be excluded from the meeting during the following four items, by virtue of the nature of the business to be transacted.

5987 Matters Arising from Exempt Items

There were no matters arising.

5988 Health and Safety

There were no reports for submission to Council. RESOLVED noted.

5989 Grounds Maintenance 2026-27

The Clerk reminded Members of the arrangements for grounds maintenance in 2025/26 and the three contracts in place to deliver the respective specifications. Members acknowledged that existing contractors were trusted contractors who understood the Council's requirements, and that delivery had ensured that Council received value for money. RESOLVED that the Clerk engage with the Council's existing contractors to seek negotiated prices for 2026/27 based on the agreed specifications, and that Grounds Maintenance arrangements in 2027/28 be subject to competitive tender.

5990 Playground Equipment Quotations

Members were advised that, despite requesting information, the additional prices awaited had not been received. RESOLVED noted.

5991 Correspondence

RESOLVED that the following items of correspondence be actioned as indicated

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1	NPT Food Partnership	Invitation to Local Food Day
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Invitation be circulated to Members for individual consideration

The meeting ended at 8.45 pm

Signed

Dated 16 March 2026
